



Spring Valley Town Advisory Board

NOTICE OF PUBLIC MEETING

MINUTES

SPRING VALLEY TOWN ADVISORY BOARD

TUESDAY, AUGUST 11, 2015– 6:30 PM

DESERT BREEZE COMMUNITY CENTER

8275 SPRING MOUNTAIN ROAD

LAS VEGAS, NV 89117

Desert Breeze Community Center is accessible to individuals with disabilities. With forty-eight (48) hour advance request, a sign language interpreter may be made available by calling 455-3530 or TDD 385-7486 or Relay Nevada toll free 800 326-6868, TD/TDD.

If you need to contact a Board member, please call 455-8338.

BOARD MEMBERS

John Catlett **Present**

Dee Gatliff, Vice Chair **Present**

John Getter, Chair **Present**

Darby Johnson, Jr. **Present**

Angie Heath Younce **Present**

Mike Shannon, Town Liaison (702) 455-8338 **Present**

Diana Morton, Secretary (702) 254-8413 **Present**

POSTING LOCATIONS

Desert Breeze Community Center-8275 W. Spring Mtn.

Helen Meyer Community Center-4525 New Forest Dr.

Spring Valley Library – 4280 S. Jones

West Flamingo Senior Center -6255 W. Flamingo

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. PROCEDURES/CONDUCT

A. Conformance with the Nevada Open Meeting Law

B. Meeting Guidelines

C. Approval of Agenda Posted, Including Any Deletions or Corrections

D. Approval of Minutes of July 14 and July 28, 2015 **Approved 5-0**

IV. COMMENTS BY THE GENERAL PUBLIC –Comments by the General Public and

Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

V. TOWN BOARD INPUT **John Getter requested a presentation regarding fire safety and and distance requirements for gasoline storage near health facilities.**

VI. GENERAL BUSINESS

A. Liaison/County Staff Business **Announced applications for the Neighborhood College will be available until August 31, 2015 and the class is limited to 28 participants. Announced Desert Breeze Community Center will host an Open House on August 22, 2015.**

B. Update on 2014-2015 Town Board Budget Items **Mike Shannon gave an update on status of 2014 – 2015 budget request.**

- C. Introduce and Discuss 2015 Budget Request **Discussed 2015 budget process and asked for input from citizens in attendance. No recommendations were made.**

VII. PLANNING & ZONING

09/01/15 PC

1. **UC-0436-10 (ET-0056-15) – SAMM FLAMINGO, LLC:**
USE PERMIT SECOND EXTENSION OF TIME to commence the reduced separation from automobile (motorcycle) maintenance to a residential development in conjunction with an existing retail building on 0.5 acres in a C-2 (General Commercial) Zone. Generally located on the south side of Flamingo Road, 280 feet west of Duneville Street within Spring Valley. SS/co/ml (For possible action) **PC 9/1/15**
Approved subject to staff conditions. Vote 5-0
2. **VS-0482-15 – NEVADA AUTO REAL ESTATE INVESTMENTS, LLC:**
VACATE AND ABANDON a portion of right-of-way being Valadez Street located between Sunset Road and Rafael Rivera Way, and a portion of right-of-way being Wagon Trail Avenue located between Valadez Street and Buffalo Drive within Spring Valley (description on file). SS/co/ml (For possible action) **PC 9/1/15**
Held until August 25, 2015 TAB meeting. Applicant no show. Vote 5-0

09/02/15 BCC

3. **DR-0447-15 – TOWNE STORAGE APACHE, LLC, ET AL:**
DESIGN REVIEWS for the following: 1) a mini-storage facility; and 2) signage on 2.7 acres in a C-2 (General Commercial) Zone in the MUD-3 Overlay District. Generally located on the northeast corner of Fort Apache Road and Martin Avenue within Spring Valley. SB/mk/ml (For possible action) **BCC 9/2/15**
Approved subject to staff conditions and additional condition return to Town Board if want to have ancillary rental truck business on site. Vote 5-0
4. **DR-0450-15 – K RENTAL PROPERTIES, LLC, ET AL:**
DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing office complex on 4.3 acres in a C-P (Office & Professional) Zone in the MUD-3 Overlay District. Generally located 250 feet south of Sahara Avenue, on the east side of Tenaya Way and on the west side of Belcastro Street within Spring Valley. SB/jt/ml (For possible action) **BCC 9/2/15**
Approved subject to staff conditions. Vote 5-0
5. **DR-0456-15 – DIGNITY HEALTH:**
DESIGN REVIEW for a comprehensive sign plan in conjunction with an existing hospital on 30.3 acres in a C-P (Office & Professional) Zone in the CMA Design and MUD-3 Overlay Districts. Generally located on the northwest corner of Warm Springs Road and Cimarron Road within Spring Valley. SS/gc/ml (For possible action) **BCC 9/2/15**
Approved subject to staff conditions. Vote 5-0
6. **TM-0140-15 – BELTWAY 4.77, LLC ET AL:**
TENTATIVE MAP consisting of 94 single family residential lots and common lots on 15.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the west side of Jerry Tarkanian Way within Spring Valley. SB/pb/ml (For possible action) **BCC 9/2/15**
Approved per updated plan submitted August 11, 2015. Vote 5-0

7. **UC-0458-15 – PARK, DAEWOO:**
USE PERMIT for a place of worship.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; **2)** block wall along the north property line; **3)** design standards for accessory structures; **4)** rash enclosure; and **5)** street landscaping.
DESIGN REVIEWS for the following: **1)** for a place of worship within an existing single family residence; and **2)** accessory structures in conjunction with a proposed place of worship on 2.2 acres in an R-E (Rural Estates Residential) Zone in the CMA Design Overlay District. Generally located on the northeast corner of Post Road and El Camino Road (alignment) within Spring Valley. SS/jt/ml (For possible action) **BCC 9/2/15**
Approval of the use permit, waivers of development standards #1a, #1e, #1f, #5 and design review #1; denial of waivers of development standards #1b, #1c, #1d, #2, #3, (#4 withdrawn by applicant) and design review #2. Additional condition that applicant cannot use premises until property brought up to code. Vote 5-0
8. **WS-0463-15 – BELTWAY 4.77, LLC, ET AL:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setbacks; and **2)** increased wall height.
WAIVERS OF CONDITIONS for the following: **1)** a non-conforming zone change (NZC-0005-14), waiver of development standards (WS-0054-14), and tentative map (TM-0017-14) requiring per revised plans dated February 19, 2014; and **2)** a non-conforming zone change (NZC-0005-14) requiring provide a 15 foot wide landscape area with a detached sidewalk per Figure 30.64-18 along Patrick Lane, Sobb Avenue, and Jerry Tarkanian Way.
DESIGN REVIEW for modifications to a previously approved single family residential development on 15.4 acres in an R-2 (Medium Density Residential) Zone. Generally located on the south side of Patrick Lane and the west side of Jerry Tarkanian Way within Spring Valley. SB/pb/ml (For possible action) **BCC 9/2/15**
Waiver of development standards #1 withdrawn by applicant. Approved waiver of development standards #2, approved waivers of conditions #1. Waiver of conditions #2 withdrawn by applicant. Approved design review. Vote 5-0
9. **Item Held from June 9, 2015 Town Board Meeting**
VS-0326-15 – CENTURY COMMUNITIES OF NEVADA, LLC:
VACATE AND ABANDON a portion of right-of-way being Fort Apache Road located between Sherwood Greens Drive and Pebble Road within Spring Valley (description on file). SB/mk/ml (For possible action) **PC 9/1/15**
Held by applicant until August 25, 2015 TAB meeting.
10. **Items Held from July 28, 2015 Town Board Meeting**
UC-0652-14 (AR-0051-15) – SAINT JOHN THE BAPTIST GREEK ORTHODOX CHURCH:
USE PERMITS FIRST APPLICATION FOR REVIEW of the following: **1)** a recreational facility; and **2)** live outdoor entertainment.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced separation from live outdoor entertainment to a residential use; and **2)** reduced parking.
DESIGN REVIEW for a recreational facility on 8.5 acres in an R-E (Residential Estates) Zone in the CMA Design Overlay District. Generally located on the south side of Hacienda Avenue and the east side of El Camino Road within Spring Valley. SS/jvm/ml (For possible action) **BCC 8/19/15**
Approved subject to staff conditions. Vote 5-0

11. **DR-0396-15 – CARL E. ROSS LIVING TRUST, ET AL:**
DESIGN REVIEW for modifications to an approved mixed use development consisting of residential and commercial components on 8.8 acres in a U-V (Urban Village - Mixed Use) Zone within an MUD-3 Design Overlay District.
WAIVERS OF CONDITIONS of a zone change (ZC-1738-05) requiring the following: **1)** design review to address: pedestrian realm along Ali Baba Lane, a 20 foot wide intense landscape buffer along the entrance with 24 inch box trees, and re-evaluate location of sports court and pool to the north property line away from the west property line to address landscape buffers; **2)** each phase of development containing the same ratio of residential to commercial components as the overall project or submitting a construction phasing plan to be approved by staff; and **3)** twenty-four hour security to be provided on-site. Generally located on the northwest corner of Hacienda Avenue and Fort Apache Road within Spring Valley. SB/al/ml (For possible action) **PC 8/18/15**
Approved subject to staff conditions. Vote 5-0
12. **VS-0397-15 – CARL E. ROSS LIVING TRUST, ET AL:**
VACATE AND ABANDON easements of interest to Clark County located between Ali Baba Lane and Hacienda Avenue and between Fort Apache Road and Tee Pee Lane, and portions of rights-of-way being Ali Baba Lane located between Fort Apache Road and Tee Pee Lane, and Fort Apache Road located between Ali Baba Lane and Hacienda Avenue within Spring Valley (description on file). SB/al/ml (For possible action) **PC 8/18/15**
Approved subject to staff conditions. Vote 5-0

VIII. COMMENTS BY THE GENERAL PUBLIC – Comments by the General Public and Discussion – No action may be taken upon a matter raised under this item of the agenda until the matter itself has been included on the agenda. Public comment will be limited to three minutes. Prior to speaking please state your name and address and spell your last name for the record. If any member of the Board wishes to extend the length of a presentation, this will be done by the Chair, or the Board by majority vote. **None**

- IX. Set next meeting date – **Tuesday, August 25, 2015 – 6:30 PM**
X. Adjournment – **8:10 PM**